



Miranda Paster <miranda.paster@lacity.org>

Fwd: Proposal

1 message

Wei Li <wli@tamu.edu>

Wed, Sep 30, 2015 at 1:23 PM

To: Miranda Paster <miranda.paster@lacity.org>

Dear Miranda:

Attached is the proposal we just submitted to the Lincoln Institute of Land Policy.

Let's hope for the best.

Cheers,

Wei

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Wei Li, Ph.D.

Assistant Professor, Department of Landscape Architecture and Urban Planning

Fellow, Center for Health Systems and Design

Fellow, Center for Housing and Urban Development

Texas A&M University

Assistant Research Scientist, Texas A&M Transportation Institute (TTI)

Associate Editor, *Environmental Science and Policy*

PH: 979-845-2608

wli@tamu.edu

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*Walk On!*

~~~~~

----- Forwarded message -----

From: **Kasberg, Katelyn** <kkasberg@tamu.edu>

Date: Wed, Sep 30, 2015 at 3:13 PM

Subject: Proposal

To: "smoody@lincolninst.edu" <smoody@lincolninst.edu>Cc: "Rogers, George" <grogers@tamu.edu>, "youngre.noh@gmail.com" <youngre.noh@gmail.com>, "wli@tamu.edu" <wli@tamu.edu>

Good Afternoon Mr. Moody,

On behalf of Dr. Youngre Noh, Dr. George Rogers, and Dr. Wei Li, of our landscape architecture and urban planning department, a proposal is attached.

TAMU and the architecture department are aware of the plans involving this research, and will make available the necessary facilities, equipment, etc. to perform such work.

The DUNS number for Texas A&M University (TAMU) is 02-027-1826 and the EIN or TIN number is 74-6000531.

Please let me know if there is anything else you need.

Regards,

Katelyn Kasberg | Proposal Administrator II

Sponsored Research Services | Texas A&M University

3578 TAMU | College Station, TX 77843-3578

ph: 979.847.5899 | mobile: 832.520.6944 | kkasberg@tamu.edu

<http://srs.tamus.edu>



Lincoln Proposal Final.pdf
766K

PROPOSAL

to the

Lincoln Institute of Land Policy
Project on Municipal Fiscal Health
113 Brattle Street
Cambridge, MA 02138-3400

Submitted by

Texas A&M University
A333 Langford Architecture Center
3137 TAMU, College Station, TX 77843-3137

Title: Business Improvement Districts and Residential Housing Markets

Date Submitted: September 29, 2015

Principal Investigator: Dr. Youngre Noh
Visiting Assistant Professor
Department of Landscape Architecture and Urban Planning
yrnoh@tamu.edu
Tel. 979.458.1326 Fax. 979.862.1784

Co-Investigators: Dr. George O. Rogers
Professor, Urban and Regional Sciences Program Coordinator
Department of Landscape Architecture and Urban Planning
grogers@tamu.edu
979.845.7284

Dr. Wei Li
Assistant Professor
Department of Landscape Architecture & Urban Planning
wli@tamu.edu
979.845.2608

Project Abstract (150 words limit)

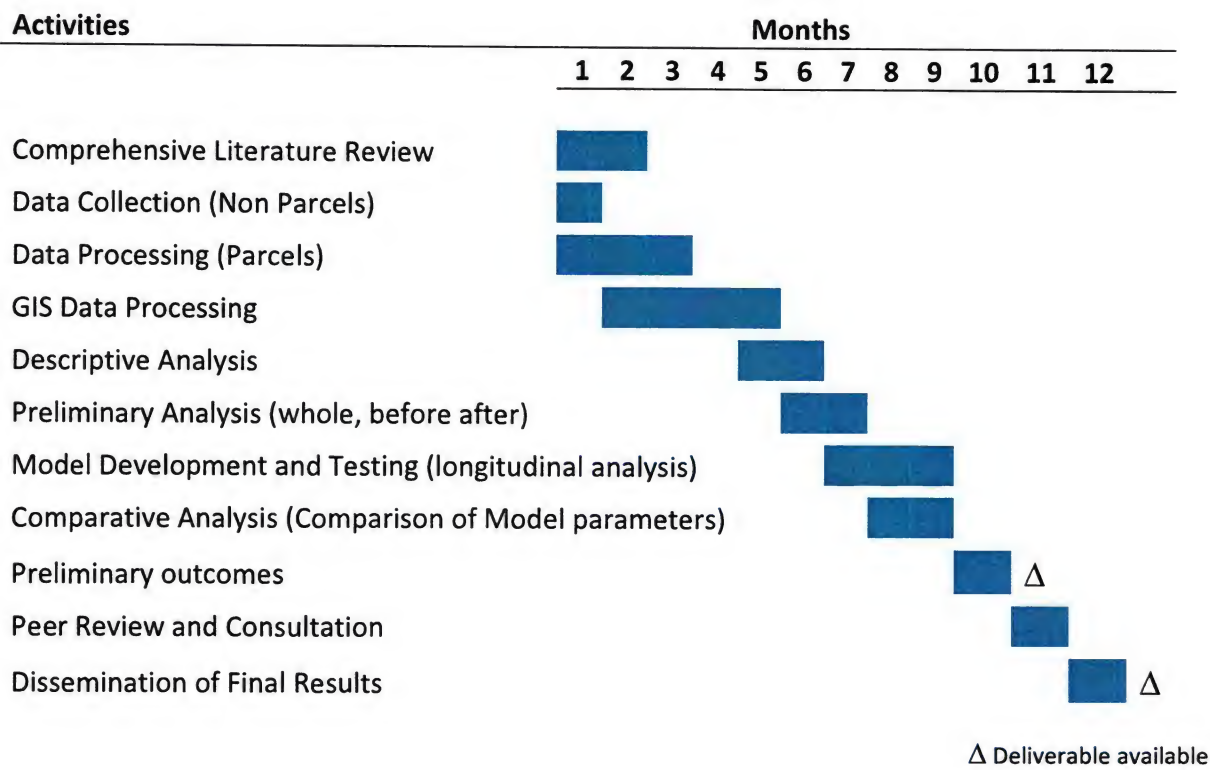
Business Improvement Districts and Residential Housing Markets

Business Improvement Districts (BIDs) have become essential means to ease the local fiscal stress in providing public services needed for commercial areas. Despite numerous publications discussing the impacts and advantages within the BIDs, the impact of BIDs on nearby residential areas has not been studied. The proposed research will focus on the effect of BIDs on the values of residential properties in two adjacent neighborhoods that adopted BID in 1999 in the City of Los Angeles, one with small neighborhood retail stores and the other with big-box retails. Sales data from 1994 to 2013 will be employed in longitudinal spatial hedonic models. This approach addresses impacts of BIDs on the local housing market before and after their adoption. It also reveals how the impact changes over time and which type of BID is more efficient in promoting fiscal health of local government.

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1. Calendar of Activities



2. Project Description

a) Research objective and specific research questions.

In recent decades, a number of municipalities across the U.S. have been struggling to provide sufficient public services that promote local economic performance. The fiscal capacity of local government have been challenged by diminishing revenue and increasing cost of providing public goods and services. In response to the insufficient public services from the government, neighborhood-oriented initiatives and market-oriented solutions have been introduced to enhance living environment and business conditions. Among the measures, business improvement districts (BIDs) have emerged in providing services needed for maintaining adequate level of environment for local business. Beginning in mid-90s, the number of BIDs have increased from 400 in 1999 to over 1000 in 2010 in U.S. (Cook & MacDonald, 2011; Mitchell, 2001). The BID model is also being adopted in South Korea, Japan, Canada, England, and South Africa (Morcol, Hoyt, Meek, & Zimmermann, 2008). As evinced in the literature, BIDs, initiated by private sectors consisting of property or business owners who are willing to pay an additional fee, have been effective in providing services to promote cleaner, safer, and more marketable environment for commercial areas (L. M. Hoyt, 2005; Lewis, 2010). Now that the budget for public works is decreasing, BIDs became essential means to ease the local fiscal stress.

Previous literature has shown that BIDs increase property values and business transactions within the designated commercial areas (Ellen, Schwartz, Voicu, Brooks, & Hoyt, 2007) and lower crime rate and youth violence (Cook & MacDonald, 2011; L. M. Hoyt, 2005). In those literature, many suggest developing more sophisticated models for evaluating potential impacts of BIDs in future research (Ellen et al., 2007; L. Hoyt, 2004). Even though, the literature on examining the conditions and progress of the BIDs is growing, there has not been a study that examines the impact of BIDs on neighboring residential properties. The study of the residential areas will reveal residents' preference, not business owners', over BIDs and provide information regarding changes in supply and demand curve in the local housing market. In pursuit to finding measures to strengthen fiscal capacity, it is important to understand the impact BIDs have on the local housing market.

The proposed research will examine two neighborhoods that adopted BID in Los Angeles, CA on different circumstances, one with small neighborhood retails and the other with big-box retails, using hedonic pricing models. The question lies on how much of an impact does the BID have on local housing market, and how the impact changes over time. We will also investigate which type of BID is more effective in terms of increasing value of nearby residential areas and how the impacts evolve longitudinally since the establishment of the BID. The research aims to reveal potential spillover effect of the BID on the neighborhood that leads to benefits in residential property values over time. This research will also delineate the structure of how this private driven initiative helps widen fiscal capacity of local government.

b) Conceptual framework and hypotheses

In this research, we construct a conceptual framework to support two hypotheses: first, a BID in commercial areas increases value of residential properties nearby; second, the impact of a BID on neighboring property values depends on the scale and business structure of the BID. To assemble this framework, we identify hedonic pricing models that explain the relationship between housing attributes and values. Hedonic pricing models are useful for estimating the value of nonmarket environmental amenities and disamenities (McConnell & Walls, 2005; Rosen, 1974). The method is a legitimate measure to value surrounding resources, as Des Rosiers, Lagana, Thériault, and Beaudoin (1996) note that hedonic models have been found to be the most reliable method of establishing the implicit value of non-market attributes associated with residential properties. Hedonic pricing models estimate the implicit prices of the characteristics of a composite good using its various attributes of the subject (Can, 1990, 1992; Freeman Iii, 2003; Rosen, 1974). The method derives monetary values from the characteristics that differentiate each product among other closely related products. The characteristics of a good that please consumers are examined using observed price data of related goods, which reveals consumers' preference. Numerous studies have shown that attributes surrounding the property such as air quality, open space, land-use, neighborhood quality, hazardous sites, etc., could hold the marginal implicit prices, indicating the marginal economic benefit or loss for small changes in those attributes.

BIDs aim to improve socio-physical conditions of commercial areas (Gross, 2005; L. M. Hoyt, 2005; Lewis, 2010). BIDs, run with the voluntary payment of assessments by owners, make the commercial area safer, cleaner, and more marketable. In essence, the owners are investing to improve the neighborhood quality and attract potential consumers and investors. In this sense, the change in neighborhood commercial district, accompanied by adoption of BID, will have an impact on the value of local residential housing.

c) Methodology, sources of empirical data, and data collection strategy

This research adopts methodological framework applied in Dr. Youngre Noh's dissertation 'Residential Housing Markets Before and After Land Use Changes' (Noh, 2015). As the subsequent paper is being reviewed in a peer-reviewed journal, the comments and revisions received will be incorporated in this research as well.

In the research, we will examine a series of hedonic price models from 1994 to 2013, 5 years before and 15 years after the adoption of the BIDs. The sales transaction data set will be divided into several periods depending on number of cases in the study area. All sales transactions will be adjusted to 2013 U.S. dollars using Consumer Price Index from Bureau of Labor Statistics and MSA-level price indexes in Lincoln Institute's database. To determine an appropriate functional form, Box-Cox transformation test will be applied (Kuminoff, Parmeter, & Pope, 2010; Li et al., 2015). The study will incorporate detailed GIS analysis with econometric models

(i.e. fixed-effects and spatial regression models) in order to obtain unbiased estimates of model coefficients. The results of Moran's I, and LM and LR tests of the spatial lag model and the spatial error model will determine the type of spatial econometric model to be employed (Anselin, Bera, Florax, & Yoon, 1996; Elhorst, 2014).

Study Area

The selected study sites are Old Granada BID and Chatsworth BID, both established in 1999, in the City of Los Angeles, California. Old Granada BID consists of big box retailers and Chatsworth BID consists of small neighborhood retail stores. The choice of these areas is driven by a number of factors, both theoretical and practical. First, a key aim was to find a neighborhood with BID that is mainly surrounded by residential areas. Residential dominant area is desirable in order to control for externalities in the hedonic modeling. The sites selected contain BIDs and residential area without much of urban activities or other land uses around. The site is well-defined neighborhoods sharing the characteristics of a long history of being a residential dominant area for LA metropolitan area. Relatively homogenous and compact study area satisfies the requirements of hedonic pricing theory. Second, we identified BIDs that have been formed in 90s and continued their service until present in a similar neighborhood condition. As it has been revealed in the dissertation, it took 10 to 12 years for a planning decision regarding the establishment of a nature preserve to fully reign its impact on single family residential areas (Noh, 2015). Securing more than 10 years after the adoption of BID in the study period was essential in order to produce more meaningful outcomes from the analysis.

The boundary of study area will be determined by several factors. The boundary will be within 1 mile radius and close enough in so that the BID is the closest shopping area. It will also exclude infrastructural or geographic barriers such as major highways and rivers.



Figure 1 Study Sites (1.Chatsworth BID, 2.Old Granada BID in the City of Los Angeles, CA)

Empirical Data and Data Collection

In this research, the dependent variable will be actual sales transaction data over 20 years. Actual market price is the preferred measure of value since it directly reflects individuals' allocations of spending among a range of other alternatives formed by competing home buyers' valuations of the houses in the market (Darling, 1973; Rosen, 1974). The independent variables of this study will be distances between BID and properties. For the distance, two types of measure, Euclidean and route, will be tested and employed. Route distance may be more appropriate for amenities where residents visit and enjoy like recreational parks. On the other hand, Euclidean, a straight line, distance would be more appropriate for amenities that residents enjoy the view and environmental benefits of open spaces passively (Poudyal, Hodges, Tonn, & Cho, 2009)..

In addition to the independent variables, other variables that are closely related to the valuation of a house/property will be included. Among structural characteristics of a single family house, variables such as size of lot, house, backyard, and front yard; numbers of rooms, bathrooms; existence of garages, and swimming pools; age and condition of the house are selected from the previous literatures (Bolitzer & Netusil, 2000; Crompton, 2005; Geoghegan, Lynch, & Bucholtz, 2003; Rosen, 1974). For variables other than housing characteristics, proximity to amenities and disamenities such as parks, schools, central business districts, shopping malls, and major highways will be included (Bastian, McLeod, Germino, Reiners, & Blasko, 2002; Neumann, Boyle, & Bell, 2009; Tapsuwan, Ingram, Burton, & Brennan, 2009).

The datasets will be collected across a variety of sources. The historic house sales transaction and building characteristics data is already in our possession, purchased from DataQuick Information Systems for the City of Los Angeles. Parcel map will be purchased from the Office of the Assessor, County of Los Angeles. All GIS related data will be acquired through Los Angeles County GIS Data Portal¹. Locations of BIDs will be geocoded based on management plans from the BIDs. Total investment and assessment program in the BIDs will be acquired through the consortium and the periodical reports. Lincoln Institute's MSA-level price indexes will be included in the process of hedonic modelling and FiSCs, and the property tax data will be utilized in the analysis of the outcomes.

d) Expected results

The desirability of commercial areas depends on the condition of maintenance, the layout of physical design, and the level of safety. BIDs promote security, beautification, and marketing on the designated commercial district. The residential area nearby will enjoy aforementioned benefits as the district improves and eventually become a desirable amenity. Generally, the distance to BID is expected to have positive association between proximity and property values. The positive association will increase after the adoption of the BID program. Tax revenue

¹ Los Angeles County GIS Data Portal: <http://egis3.lacounty.gov/dataportal/>

accounted by the increase in residential property value may partially be calculated.

In particular, the proposed research is expected to reveal the effectiveness of the investment for each BID, one with small retail and the other with big-box retail. It is expected that the BID on small retail area will have more significant positive impact on nearby residential areas than the one on big-box retails. Big box retails opt for car-driven environment and are often disconnected from the neighboring residential housings by fences, roads, and parking lot. On the other hand, small retail outlets are more pedestrian friendly, design sensitive, and neighborhood oriented. Promoting safety, beautification, and market will draw more people into the retails and improve the perception on the quality of the neighborhood.

This research aims to examine the process of changes in the impact of BIDs on the property values after its designation. How long it takes to alter the residents' perception and preference and be accounted in the market may be revealed. To our knowledge, it would be the first study to examine the impact of proximity to BIDs on residential property values. The results from this research will help planners, residents, and local governments to explore possibilities in developing and expending more innovative models for the BID programs. Based on the results, private and public sectors may work together to improve existing BID programs to advance economic development, improve neighborhood livability, and promote the fiscal health of local government.

e) Description of partnerships

We will collaborate with following individuals (from the academia, governmental agency and the industry respectively) to ensure the high quality of the project deliverables:

- Dr. Rob Ribe, Professor of Landscape Architecture, University of Oregon. Dr. Ribe is an expert of how and why the public comes to value places; he is an expert of the hedonic pricing modeling. He investigates the relationship between the way designers, planners and resource managers understand the content and character of landscape change and the way that people evaluate land use choices. Dr. Ribe will provide advice on the modeling work during the data analysis phase.
- Ms. Miranda Paster, Division Head of Neighborhood and Business Improvement District Division, City of Los Angeles. Since 2005, Ms. Paster has been responsible for coordinating and directing the work of managers and personnel engaged in administering the City of Los Angeles Business Improvement District Program which collects more than \$54 million in assessments for 41 business improvement districts (BIDs). In her career, she has worked with the public, elected officials and their staff, the City Council, and many other civil servants and citizens of Los Angeles. Once the preliminary results are ready, Ms. Paster will provide advice on the results interpretation and policy implication.
- Dr. Ralph McLaughlin, Housing Economist at Zillow Group. Dr. McLaughlin conducts research on housing market trends for the Trulia brand. He has more than a dozen

academic publications and research papers in the fields of housing economics, urban policy, and industrial geography, and was previously Director of the Real Estate Development program at San Jose State University. Dr. McLaughlin will provide advice on the real estate data collection and analysis; he will also provide advice on the measures to control for market conditions.

When the preliminary results are generated, we will receive review comments from the above collaborators. The comments and suggestions will be incorporated in the final draft of this research.

3. Detailed Budget

TAMUS SRS Budget Worksheet

| | |
|-----------------|----------------------------------|
| SRS Proposal #: | 1600877 |
| Project Dates: | |
| Sponsor: | Lincoln Institute of Land Policy |

| Cumulative Budget Request | | | | | | | | | |
|--|------------------------|--------------------|---------------|----|--------|--------------------|--------|-------|--------|
| Category | | | | | | | | | |
| A. Sr Personnel | | | | | | | | | |
| Name | Project Role | | | | | Year 1 | | TOTAL | |
| Youngre Noh | Principal Investigator | | Person Months | | 2.50 | | | | |
| | | | Salary | \$ | 14,304 | \$ | 14,304 | | |
| | | | Fringe | \$ | 2,546 | \$ | 2,546 | | |
| | | | Insurance | \$ | 1,737 | \$ | 1,737 | | |
| | | | Total Fringe | \$ | 4,283 | \$ | 4,283 | | |
| George Rogers | Co-PI | | Person Months | | 0.25 | | | | |
| | | | Salary | \$ | 3,733 | \$ | 3,733 | | |
| | | | Fringe | \$ | 664 | \$ | 664 | | |
| | | | Insurance | \$ | 174 | \$ | 174 | | |
| | | | Total Fringe | \$ | 838 | \$ | 838 | | |
| Wei Li | Co-PI | | Person Months | | 0.25 | | | | |
| | | | Salary | \$ | 2,014 | \$ | 2,014 | | |
| | | | Fringe | \$ | 358 | \$ | 358 | | |
| | | | Insurance | \$ | 174 | \$ | 174 | | |
| | | | Total Fringe | \$ | 532 | \$ | 532 | | |
| Subtotal Salaries Senior Personnel | | | | | | \$ | 20,051 | \$ | 20,051 |
| Subtotal Benefits Senior Personnel | | | | | | \$ | 5,653 | \$ | 5,653 |
| Subtotal Senior Personnel | | | | | | \$ | 25,704 | \$ | 25,704 |
| B. Other Personnel | | | | | | | | | |
| Name | Project Role | Tuition by College | | | | Year 1 | | TOTAL | |
| TBN | Graduate Student | Arch | Person Months | | 4.50 | | | | |
| | | | # of Persons | | 1 | | | | |
| | | | Salary | \$ | 10,800 | \$ | 10,800 | | |
| | | | Fringe | \$ | 1,091 | \$ | 1,091 | | |
| | | | Insurance | \$ | 1,620 | \$ | 1,620 | | |
| | | | Total Fringe | \$ | 2,711 | \$ | 2,711 | | |
| Total Graduate Student Salary | | | | | | \$ | 10,800 | \$ | 10,800 |
| Total Graduate Student Fringe | | | | | | \$ | 2,711 | \$ | 2,711 |
| Subtotal Salaries Other Personnel | | | | | | \$ | 10,800 | \$ | 10,800 |
| Subtotal Benefits Other Personnel | | | | | | \$ | 2,711 | \$ | 2,711 |
| Subtotal Other Personnel | | | | | | \$ | 13,511 | \$ | 13,511 |
| Total Salaries | | | | | | \$ | 30,851 | \$ | 30,851 |
| Total Benefits | | | | | | \$ | 8,364 | \$ | 8,364 |
| Total Personnel Costs | | | | | | \$ | 39,215 | \$ | 39,215 |
| DIRECT COSTS | | | | | | | | | |
| Travel: Domestic | | | | | | | | | |
| Trip Information | | | | | | | | | |
| City & Purpose: | | | | | | | | | |
| Item | \$Amount | | | | | # Trips/Yr | | | |
| Washington DC- Travel to Lincoln Institute | | | | | | 2 | | | |
| | | | | | | # Persons/Yr | 0 | | |
| | | | | | | # Days Per Diem/Yr | 0 | | |
| | | | | | | # Days Lodging/Yr | 0 | | |
| Per diem | \$ | - | | | | | | \$ | - |
| Lodging | \$ | - | | | | | | \$ | - |
| Airfare | \$ | - | | | | | | \$ | - |
| Rental Car | \$ | - | | | | | | \$ | - |
| Mileage | \$ | - | | | | | | \$ | - |
| Other | \$ | - | | | | | | \$ | - |
| Total Trip | | | | | | | | \$ | 2,000 |
| | | | | | | | | \$ | 2,000 |
| Total Domestic Travel | | | | | | \$ | 2,000 | \$ | 2,000 |

Materials & Supplies

Lincoln Institute of Land Policy
Research Initiative: Municipal Fiscal Health

| | | | | | |
|------------------------------------|---------------------|----------------|-------|--------|-----------|
| Materials | | \$ | 300 | \$ | 300 |
| Total Supplies | | \$ | 300 | \$ | 300 |
| <u>Other Costs</u> | | | | | |
| Outside Experts | | \$ | 1,500 | \$ | 1,500 |
| Total Other Costs | | \$ | 1,500 | \$ | 1,500 |
| <u>Graduate Student Tuition</u> | | | | | |
| <u>Name</u> | <u>Project Role</u> | <u>College</u> | | | |
| TBN | Graduate Student | Arch | \$ | 6,570 | \$ 6,570 |
| Total Graduate Student Tuition | | | \$ | 6,570 | \$ 6,570 |
| Modified Total Direct Costs (MTDC) | | | \$ | 43,015 | \$ 43,015 |
| Total Direct Costs (TDC) | | | \$ | 49,585 | \$ 49,585 |
| INDIRECT COSTS | | Rate | Base | | |
| | | 0.0% | MTDC | \$ - | \$ - |
| TOTAL PROJECT COSTS (TPC) | | | \$ | 49,585 | \$ 49,585 |

Budget Narrative

Personnel

The PI will be compensated for 2.5 months of support. The PI will manage the day-to-day activities of the project and serve as primary lead of the research. He will take the lead in article, papers and presentations resulting from the research. Compensation will include \$14,304 salary, \$2,546 Fringe benefits, and \$1,737 insurance.

The Co-PIs will be compensated for .25 of a month each of support. The Co-PIs will meet with project team, review intermediate outcomes and advise the PI throughout the project. They will actively participate in conceptual, theoretical and methodological project development, and take an active role in authoring key documents, including articles, presentations, and papers. The Co-PIs will be compensated \$3,733 and \$2,014 salary respectively, \$664 and \$358 fringe respectively, and \$174 each for insurance.

Total Salaries for the PI and Co-PIs = \$20,051.

Total Benefits for the PI and Co-PIs = \$5,653.

The Graduate student will be compensated 9 months at 50 percent effort or 4.5 months effort over the life of the project. The graduate student will be heavily involved in data processing in terms of GIS and statistical processing. The grad

Salaries Graduate students = \$10,800

Benefits for Graduate Students = \$2,711

Total Personnel salaries = \$30,851.

Total Personnel benefits = \$8,364.

Travel

Two trips to DC, one to meet with Lincoln program manager and another to present at Lincoln Institute's international conference. Two trips at \$1000 = \$2000.

Supplies

Twelve months at \$25 per month = \$300

Other

Three outside experts have agreed to work with us to review the "near-final" outcomes and suggest revisions and comments to improve final documents: $\$500 \times 3 = \$1,500$

Graduate Student Tuition

Support for one doctoral graduate student tuition expenses = \$6,570.

Indirect cost

IDC on modified Total direct cost are not allowed for this funding agency and are hence not recovered.

Total Budget

Total costs are \$49,585.

4. CVs of Key Project Personnel

Youngre Noh

Department of Landscape Architecture and Urban Planning,
Texas A&M University, Langford A333, 3137 TAMU, College Station, TX 77843-3137
Phone: (979) 224-2360; E-mail: yrnoh@tamu.edu

EDUCATION

- | | |
|--|------|
| Ph.D. in Urban and Regional Science, Texas A&M University | 2015 |
| Dissertation: <i>Residential Housing Markets Before and After Land Use Changes</i> | |
| Adviser: Dr. George O. Rogers | |
| M.S. in Urban Planning and Engineering, Yonsei University, Korea | 2006 |
| B.S. in Urban Planning and Engineering, Yonsei University, Korea | 2004 |

ACADEMIC APPOINTMENTS

Visiting Assistant Professor, Department of Landscape Architecture and Urban Planning, Texas A&M University, 2015 – present.

Instructor of Record, Department of Landscape Architecture and Urban Planning, Texas A&M University, 2010 - 2015

Teaching Assistant, Department of Urban Engineering, Yonsei University, 2005 - 2006

PUBLICATIONS

- Noh, Youngre and Rogers, George, "Nature preserves, Industrial sites, and the value of Residential properties" *Land Economics* (under review)
- Noh, Youngre and Rogers, George, "Single Family Housing Market Before and After Amenity and Disamenity" (working paper)
- Noh, Youngre and Li, Wei, "A Spatial Hedonic Analysis of the value of light rail stations in the single family housing market in Los Angeles, CA" (working paper)
- Noh, Youngre, Shim, SY. & Kim, TH. "Analysis of relation between number of business links and e-Commerce in Dongdaemun market" *Korea Planners Association*. 2006 23:2
- Choi, SW., and Noh, YR., "An analysis of the effects of condominium brands on the competitive rate for subscription" *Urban Design Institute of Korea*, 2004 8:4

CONFERENCE PAPERS AND PRESENTATION

- Noh, Youngre and Rogers, George, "Nature preserves, Industrial sites, and the value of Residential properties" 2014 ACSP Annual Conference, main author and presenter
- Noh, Youngre and Lee, JH. "Impact of streetscape on the commercial land rental value in urban streetside, 2005 Annual Conference of Urban Design Institute of Korea, second author and presenter

Noh, Youngre and Lee, JH. "An analysis of the effects of street environment on the commercial land value in urban streetside, 2005 PROCEEDINGS International Symposium on City Planning, second author

WORK EXPERIENCE

| | |
|--|-------------|
| Researcher and Assistant Manager, Urban Planning Department, Yooshin Corporation | 2005 – 2009 |
| • Prepared development & implementation plan of Songdo Landmark City project(5.8km) with Samsung, Hyundai and Portman(U.S.A.) Consortium | 2009 |
| • Headed Environment Impact Assessment of Paju UnJung District, Korea | 2008 |
| • Led technical consultation of the master plan of Songdo Landmark City in cooperation with John Portman Association (U.S.A.) | 2007 |
| • Prepared master plan, development plan and implementation plan of Songdo New City, Inchoen Free Economic Zone, Incheon, Korea (53.3km) | 2007 |
| • Analyzed utilizable land in metropolis area of Multifunctional Administrative City, Korea | 2007 |
| • Headed Population Impact Assessment of PyungTaek Sosabyul district, Korea | 2006 |
| • Participated in comprehensive plan including master plan, development plan, and implementation plan of Mi-Eum district, Pusan Economic Free Zone, Korea | 2006 |
| • Conducted the research project on general plan of JeonBuk Innovative City, Korea | 2006 |
| • Led technical consultation and approval documentation for Shin-An tourist destination designed by Cunningham Group (U.S.A.) | 2005 |
| Researcher, Urban and Site Development & Design Center, Yonsei University | 2003 – 2005 |
| • Master Plan of Loyal Troops Memorial Park in Cheongsong, Korea | 2005 |
| • General Concept and Master plan of Tae-An Enterprise City, Tourist Destination, Korea(15.6km) *Won the national competition to be approved as a enterprise city | 2005 |
| • Research on promoting self-sufficiency of Paju New Town funded by Korea National Housing Corporation | 2004 |
| • Campus Master plan of Yonsei University, Seoul, Korea | 2004 |
| • Designation of redevelopment area in Jeongneung 3rd district, Seoungbuk, Seoul, Korea | 2003 |
| • Master Plan for the improvement of pedestrian path, squares and parks in National Independence Hall, Korea | 2003 |

CERTIFICATIONS

| | |
|--|------|
| Graduate Teaching Academy Fellow, Graduate Teaching Academy, Texas A&M University | 2011 |
| Real Estate Developer Certification, Finance & Real Estate Development Center, Yonsei University | 2006 |

SCHOLARSHIPS

| | |
|--|------|
| • IEFS Graduate ISS Scholarship | 2014 |
| • Former Students Pooled Memorial Endowment Scholarship, Texas A&M University | 2014 |
| • Love of Learning Award, Phi Kappa Phi | 2013 |
| • Jesus H. Hinojosa Endowed Scholarship, Texas A&M University | 2013 |
| • Urban & Regional Science Doctoral Departmental Scholarship, Texas A&M University | 2011 |
| • Outstanding Academic Performance Scholarship, Yonsei University | 2005 |
| • Outstanding Graduate Student Award, Yonsei University | 2004 |

HONORS AND AWARDS

- Member of Phi Kappa Phi _The National Honor Society for all academic disciplines
- Member of Tau Sigma Delta _The National Honor Society of Architecture and the Allied Arts
- Winner of Master Plan for TaeAn Enterprise City, Ministry of Construction and Transportation of Korea
- Cum Laude in Urban Planning Department, Yonsei University 2013

GEORGE OLIVER ROGERS



Landscape Architecture and Urban Planning
College of Architecture
Texas A & M University
College Station, TX 77843-3137
(979) 845-7284

Residence:
16630 Riva Ridge
College Station, TX 77845
Email: GRogers@TAMU.edu

Webpage: <http://faculty.arch.tamu.edu/grogers/>

ACADEMIC CREDENTIALS

- Ph.D., Dept. of Sociology**, University of Pittsburgh, Pittsburgh, PA, Dissertation Title: Toward a Sociology of Risk: Values, Experience, Perceived and Acceptable Risk, April 1983. (Cited by 6 as of 22 Oct 2013)
- M.A., Dept. of Sociology**, University of Waterloo, Ontario, Canada, Thesis Title: Fertility and Crowding: Toronto, A Case in Point, August 1976.
- B.S., (Honors), Dept. of Sociology**, Business Minor, Oregon State University, Corvallis, OR, June 1975.

RECENT PROFESSIONAL POSITIONS

- 2000- **Professor**, Department of Landscape Architecture and Urban Planning, College of Architecture, Texas A&M University.
- 2001- **Program Coordinator**, Urban and Regional Science Program, Landscape Architecture and Urban Planning Department, College of Architecture, Texas A&M University.
- 1991- **Senior Research Fellow**, Hazard Reduction & Recovery Center, College of Architecture, Texas A&M University.
- 1992- **Senior Research Fellow**, Center for Housing and Urban Development, College of Architecture, Texas A&M University
- 2003-2004 **Director**, Hazard Reduction and Recovery Center, College of Architecture, Texas A&M University.
- 2000-2003 **Department Head**, Department of Landscape Architecture and Urban Planning, College of Architecture, Texas A&M University.
- 1998-2000 **Interim Department Head**, Department of Landscape Architecture and Urban Planning, College of Architecture, Texas A&M University.

SPECIALTIES: Sustainability and Environmental Planning; Risk and Disaster; Science and Technology; Organizations and Social Structure; Quantitative Methods; Evaluation Research.

RECENT PUBLICATIONS

- Noh, Youngre and George Rogers, "Nature preserves, Industrial Sites, and the Value of Residential Properties" Land Economics (under review)
- Rogers, George Oliver and Yunmi Park, under review, Development Process and Neighborhood Turnover, Landscape and Urban Planning, submitted October 2015.
- Rogers, George Oliver, in press, Risk Communication: A Review and Peek Ahead, in Handbook of Planning for Disaster Resilience, S. Van Zandt and W. Peacock (eds), NY: Routledge.
- Park, Yunmi, and George Oliver Rogers, 2014, Neighborhood Planning Theory, Guidelines, and Research: Can Area, Population, and Boundary Guide Conceptual Framing?, Journal of Planning Literature, 1-19, DOI:10.1177/0885412214549422.
- Rogers, George O., Jesse Saginor, and Theepakorn Jithitikulchai, (2013) Dynamics of lake-level fluctuations and economic activity, Journal of Environmental Planning and Management, <http://dx.doi.org/10.1080/09640568.2013.815608>.

- Rogers, George O. and Eric K. Bardenhagen, (2013) Valuing ecological resources through stakeholder participation, Open Journal of Ecology, Vol. 3, No. 5, 342-353.
- Rogers, George Oliver, Eric Bardenhagen, and Paula Lorente, Limiting Disaster Assistance to Enhance Community Resilience, Resilience: International Policies, Practices and Discourses, (Under Review).
- Rogers, George O., Georgianne W. Moore, Jesse Saginor, Sam D. Brody, Gabriel R. Burns, Theepakorn Jithitikulchai and Travis Young, 2012, Impact of Lake-level Reductions on Lake Conroe Area: Lake Area Property Values, Property Tax Revenues and Sales Tax Revenues, Prepared for Montgomery County Texas, Hazard Reduction and Recovery Center, Texas A&M University, College Station, TX.
- Sung, Chan Y., Ming Han Li, George O. Rogers, A. Volder, and Zhifang Wang, (2011) Investigating alien plant invasion in urban riparian forests in a hot and semi-arid region, Landscape and Urban Planning, Vol. 100, p278-286. (Cited by 9 as of 22 Oct 2013)
- Kweon, Byoung-Suk, Christopher D. Ellis, Pedro I. Leiva and George O. Rogers, (2010) "Landscape Components, Land Use and Neighborhood Satisfaction," Environmental Planning B. Vol. 37, p 500-517.* (Cited by 8 as of 22 Oct 2013)
- Rogers, George O. and Sineenart Sukolratanametee, (2009) "Neighborhood Design and Sense of Community: Comparing Suburban Neighborhoods in Houston Texas," Landscape and Urban Planning, Vol. 92, p. 325-334.* (Cited by 16 as of 22 Oct 2013)
- Kweon, Byoung-Suk, Christopher D. Ellis, Sang-Woo Lee, and George O. Rogers, 2006, "Large-scale Environmental Knowledge: Investigating the Relationship Between Self Reported and Objectively Measured Physical Environments," Environment & Behavior, Vol. 38 No. 1p. 48-71. ** (Cited by 23 as of 22 Oct 2013)
- Touché, George E. and George O. Rogers, 2005, "Environmental Equity and Electric Power Generation: Disparate Community Outcomes within Texas?" Journal of Environmental Planning and Management, Vol. 48, No. 6, p. 891-915.* (Cited by 3 as of 22 Oct 2013)
- Rogers, G. O. and B. B. DeFee II, 2005, "Long-term Impact of Development on a Watershed: Early Indicators of Future Problems," Landscape and Urban Planning, Vol. 73, 215-233.* (Cited by 16 as of 22 Oct 2013)
- Rogers, G. O. and C. D. Ellis, 2001, "Water Resource Management in Texas Megacity: A Prima Facie Case for Comprehensive Resource Management," in International Seminar on Nuclear War and Planetary Emergencies: 25th Session, R. Ragaini (ed) "E. Majorana" Centre for Scientific Culture, Erice, Italy, August 19-24, 2001. (Cited by 2 as of 22 Oct 2013)
- Rogers, G. O., 1998, "Siting Potentially Hazardous Facilities: What Factors Impact Perceived and Acceptable Risk?" Landscape and Urban Planning, An International Journal, 39(4), January 1998, p. 265-281.* (Cited by 26 as of 22 Oct 2013)
- Rogers, G. O., 1997, "The Dynamics of Risk Perception: How does perceived risk respond to risk events?" Risk Analysis, 17(6), December, p. 745-757.¹ (Cited by 84 as of 9 Oct 2012) Abstract republished in 1998 by Insurance: Mathematics and Economics, 22, 3, p. 292. (Cited by 3 as of 22 Oct 2013)
- Rogers, G. O., 1997, "Dynamic Risk Perception in Two Communities: Risk Events and Changes in Perceived Risk," Journal of Environmental Planning and Management, 40 (1), 59-79. * (Cited by 25 as of 22 Oct 2013)
- Rogers, G. O., 1995, "Environmental Racism or Inequity: A Comparative Study of Four Ethnic Groups," in Gail E. Thomas (ed.), Race and Ethnicity in America in the Twenty-First Century: Meeting the Challenge, NY: Taylor-Francis, Chapter 15, p. 187-204.
- Rogers, G. O., 1992, "Aspects of Risk Communication in Two Cultures," International J. of Mass Emergencies and Disasters, Vol. 10, 437-464. * (Cited by 8 as of 22 Oct 2013)

RECENT FUNDED RESEARCH

- | | |
|-----------|--|
| 2010-2011 | "Economic Impact of lake-level Reductions on Lake Conroe Area: Lake Area Property Values, Property Tax Revenues, and Sales Tax Revenues," Montgomery County, Texas, Principal Investigator with S. Brody, G. Moore, and J. Saginor (Co-PIs) (\$142K). |
| 2007-2009 | "Local Hazardous Materials Commodity Flow Data and Methodology Guidance," HMCRRP, Transportation Research Board of the National Academies, Principle Investigator with David Bierling Co-PI, (\$300k). |
| 2007-2009 | "Developing a Model Framework for Storm Recovery Planning In Coastal Properties of the National Park Service: A Dynamic Hierarchical Assessment Process for Natural, Cultural and Historical Resources," Principle Investigator, National Parks Service, (\$130k). |

* Peer-reviewed.

Wei LI

Department of Landscape Architecture and Urban Planning,
Texas A&M University, Langford A336, 3137 TAMU, College Station, TX 77843-3137
Phone: (979) 845-2608; E-mail: wli@tamu.edu
September 22, 2015

EDUCATION

- PhD in Planning, Policy, and Design** September 2011
University of California, Irvine (Irvine, California, USA)
Dissertation: *Assessing Benefits and Costs of Urban Environmental Attributes in a Hedonic Framework: Three Southern California Case Studies*
Dissertation Committee: Dr. Jean-Daniel Saphores (Chair), Dr. Marlon Boarnet, Dr. Kristen Day, Dr. Kerry Vandell
- Master of Arts in Planning** January 2006
University of Waterloo (Waterloo, Ontario, Canada)
Thesis: *Managing and Facilitating Eco-industrial Development in Industrial Parks: A Case Study of Dalian DD Port (China)*
- Bachelor of Business Administration** July 2003
Renmin University of China (Beijing, China)

ACADEMIC APPOINTMENTS

- Assistant Professor, Department of Landscape Architecture and Urban Planning, Texas A&M University, August 2012 – present.
- Assistant Research Scientist, Texas A&M Transportation Institute, August 2012 – present.
- Post-Doctoral Researcher, Department of Planning, Policy and Design, University of California, Irvine, 2011-2012.
- Graduate Student Researcher, Department of Planning Policy and Design, Department of Civil and Environmental Engineering and Department of Physical Sciences, University of California, Irvine, 2007 – 2011.
- Research Assistant / Researcher, School of Planning, University of Waterloo, 2003-2006.

SCHOLARLY INTERESTS

Valuation of urban ecosystem services, applied econometrics, sustainable transportation systems, environmental and health impacts of transportation, travel survey, green infrastructure, and Geographical Information Systems (GIS).

SELECTED PUBLICATIONS

(* denotes students)

- Li, W., Joh, K., Lee, C., Kim, J.H., Park, H.*, and Woo, A.* Assessing Benefits of Walkability to Single Family Property Values: a Spatial Hedonic Study in Austin, Texas. Published online before print. *Journal of Planning Education and Research*. DOI: [10.1177/0739456X15591055](https://doi.org/10.1177/0739456X15591055)
- Li, W., Saphores, J.-D., and Gillespie, T.W. (2015). A Comparison of the Economic Benefits of Urban Green Spaces Estimated with NDVI and with High-Resolution Land Cover Data. *Landscape and Urban Planning* 133 (2015): 105-117. DOI: [10.1016/j.landurbplan.2014.09.013](https://doi.org/10.1016/j.landurbplan.2014.09.013).
- Li, W., Joh, K., Lee, C., Kim, J.H., Park, H.*, and Woo, A.* (2015). From Car-Dependent Neighborhoods To Walkers' Paradise: Estimating Walkability Premiums in the Condominium Housing Market. *Transportation Research Record: Journal of the Transportation Research Board*, No.2453, 162-170. DOI: [10.3141/2453-20](https://doi.org/10.3141/2453-20).
- Houston, D., Li, W., and Wu, J. (2014). Disparities in Exposure to Automobile and Truck Traffic and Vehicle Emissions Near the Los Angeles–Long Beach Port Complex. *American Journal of Public Health*, 104(1), 156-164. DOI: [10.2105/AJPH.2012.301120](https://doi.org/10.2105/AJPH.2012.301120).
- Li, W. and Saphores, J.-D. (2012). Assessing the Impacts of Truck Traffic on Residential Property Values: A Southern California Case Study. *Transportation Research Record: Journal of the Transportation Research Board*, No.2288, 48-56. DOI: [10.3141/2288-06](https://doi.org/10.3141/2288-06).
- Li, W. and Saphores, J.-D. (2012). A Spatial Hedonic Analysis of the Value of Urban Land Cover in the Multifamily Housing Market in Los Angeles, CA. *Urban Studies*, 49(12), 2597-2615. DOI: [10.1177/0042098011429486](https://doi.org/10.1177/0042098011429486)
- Saphores, J.-D. and Li, W. (2012). Estimating the Value of Urban Green Areas: A Hedonic Pricing Analysis of the Single Family Housing Market in Los Angeles, CA. *Landscape and Urban Planning*, 104(3-4), 373-387. DOI: [10.1016/j.landurbplan.2011.11.012](https://doi.org/10.1016/j.landurbplan.2011.11.012)

EXTRAMURAL RESEARCH FUNDING

- | | |
|-----------------|---|
| Project Title: | Exploring Behavioral Impact of Public Transportation Infrastructure: A Longitudinal Quasi-Experimental Study in the United States. |
| Role: | Principal Investigator |
| Amount: | \$176,355 USD |
| Period: | 2015-2017 |
| Funding Source: | National Science Foundation |
| | |
| Project Title: | Assessing the Economic Value of Walkability: A Case Study in Austin, Texas. |
| Role: | Principal Investigator |
| Amount: | \$31,170 USD |
| Period: | 2012-2013 |
| Funding Source: | Texas Department of Transportation |
| | |
| Project Title: | Assessing the Impacts of Truck Traffic on Residential Property Values: A Southern California Case Study. |
| Role: | Principal Investigator |
| Amount: | \$20,000 USD |
| Period: | 2009-2011 |
| Funding Source: | Doctoral Dissertation Grant from University of California Transportation Center |
| | |
| Project Title: | Managing and Facilitating Eco-Industrial Development of an Industrial Park: a Case Study of Dalian DD Port, China. |

Lincoln Institute of Land Policy
Research Initiative: Municipal Fiscal Health

| | |
|-----------------|--|
| Role: | Principal Investigator |
| Amount: | \$8,000 CAD |
| Period: | 2004-2005 |
| Funding Source: | Graduate Student Research Grant from the Canadian International Development Agency |

5. Letter of Support from Collaborators

a) Robert Ribe, Professor, University of Oregon



UNIVERSITY OF OREGON
School of Architecture and Allied Arts

28 September 2015

To: Lincoln Institute of Land Policy

From: Robert Ribe, Professor, University of Oregon

By signing below, I acknowledge that I am listed as a collaborator on the proposal titled "Business Improvement Districts and Residential Housing Markets," with Dr. Youngre Noh as the Principal Investigator. I believe this proposal promises to contribute much to our understanding of neighboring property value impacts of planned and implemented urban improvement districts and look forward to assisting the investigation. Accordingly, as a Professor of Landscape Architecture and Participating Professor in Community and Regional Planning at the University of Oregon, I commit to provide or make available the resources designated in the proposal.

Signed:

A handwritten signature in black ink that reads "Robert Ribe".

DEPARTMENT OF LANDSCAPE ARCHITECTURE

230 Lawrence Hall, 5234 University of Oregon, Eugene OR 97403-5234
T (541) 346-3634 F (541) 346-3626 <http://landarch.uoregon.edu>

An equal-opportunity, affirmative-action institution committed to cultural diversity and compliance with the Americans with Disabilities Act

b) Miranda Paster, Division Manager, Neighborhood and Business Improvement District Division

HOLLY L. WOLCOTT
CITY CLERK

GREGORY R. ALLISON
EXECUTIVE OFFICER

City of Los Angeles
CALIFORNIA



ERIC GARCETTI
MAYOR

OFFICE OF THE
CITY CLERK

Neighborhood and Business
Improvement District Division
200 N. Spring Street, Room 224
Los Angeles, CA 90012
(213) 978-1099
FAX: (213) 978-1130

MIRANDA PASTER
DIVISION MANAGER

clerk.lacity.org

September 29, 2015

To Whom It May Concern

In response to the request from Mr. Wei Li, Assistant Professor of Texas A&M University, I am submitting this letter to indicate that I am willing to provide information pursuant to the California Public Records Act as available in the Office of the City Clerk, Neighborhood and Business Improvement District Division for the proposal related to Business Improvement Districts and Residential Housing Markets.

By signing below, I acknowledge that I am listed as a collaborator on the proposal titled "Business Improvement Districts and Residential Housing Markets," with Dr. Youngre Noh as the Principal Investigator. Accordingly, as Division Manager of Neighborhood and Business Improvement District Division, City of Los Angeles, I commit to provide or make available the informational resources designated in the proposal.

Signed: 

Organization: Neighborhood and Business Improvement District Division, City of Los Angeles

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER

c) Ralph McLaughlin, Housing Economist, Zillow Group

Lincoln Institute of Land Policy
Research Initiative: Municipal Fiscal Health

September 28, 2015

To: Lincoln Institute of Land Policy

From: Ralph McLaughlin, Housing Economist, Zillow Group.

By signing below, I acknowledge that I am listed as a collaborator on the proposal titled "Business Improvement Districts and Residential Housing Markets," with Dr. Youngre Noh as the Principal Investigator. Accordingly, as a Housing Economist at Zillow Group, I commit to provide or make available the resources designated in the proposal.



Signed:

Organization: Zillow Group

References

- Anselin, L., Bera, A. K., Florax, R., & Yoon, M. J. (1996). Simple diagnostic tests for spatial dependence. *Regional Science and Urban Economics*, 26(1), 77-104.
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- Can, A. (1992). Specification and estimation of hedonic housing price models. *Regional Science and Urban Economics*, 22(3), 453-474.
- Cook, P. J., & MacDonald, J. (2011). Public Safety through Private Action: an Economic Assessment of BIDS*. *The Economic Journal*, 121(552), 445-462.
- Crompton, J. L. (2005). The impact of parks on property values: empirical evidence from the past two decades in the United States. *Managing Leisure*, 10(4), 203-218.
- Darling, A. H. (1973). Measuring benefits generated by urban water parks. *Land economics*, 22-34.
- Des Rosiers, F., Lagana, A., Thériault, M., & Beaudoin, M. (1996). Shopping centres and house values: an empirical investigation. *Journal of Property Valuation and Investment*, 14(4), 41-62.
- Elhorst, J. P. (2014). *Spatial econometrics: from cross-sectional data to spatial panels*: Springer.
- Ellen, I. G., Schwartz, A. E., Voicu, I., Brooks, L., & Hoyt, L. (2007). The Impact of Business Improvement Districts on Property Values: Evidence from New York City [with Comments]. *Brookings-Wharton Papers on Urban Affairs*, 1-39.
- Freeman Iii, A. M. (2003). *The measurements of environmental and resource values: theory and methods*: RFF press.
- Geoghegan, J., Lynch, L., & Bucholtz, S. (2003). Capitalization of open spaces into housing values and the residential property tax revenue impacts of agricultural easement programs. *Agricultural and Resource Economics Review*, 32(1), 33-45.
- Gross, J. S. (2005). Business Improvement Districts in New York City's Low-Income and High-Income Neighborhoods. *Economic Development Quarterly*, 19(2), 174-189. doi: 10.1177/0891242404273783
- Hoyt, L. (2004). Collecting private funds for safer public spaces: an empirical examination of the business improvement district concept. *Environment and Planning B*, 31(3), 367-380.
- Hoyt, L. M. (2005). Do business improvement district organizations make a difference? Crime in and around commercial areas in Philadelphia. *Journal of Planning Education and Research*, 25(2), 185-199.
- Kuminoff, N. V., Parmeter, C. F., & Pope, J. C. (2010). Which hedonic models can we trust to recover the marginal willingness to pay for environmental amenities? *Journal of environmental economics and management*, 60(3), 145-160.
- Lewis, N. M. (2010). Grappling with governance: The emergence of business improvement districts in a national capital. *Urban Affairs Review*, 46(2), 180-217.

- Li, W., Joh, K., Lee, C., Kim, J.-H., Park, H., & Woo, A. (2015). Assessing Benefits of Neighborhood Walkability to Single-Family Property Values: A Spatial Hedonic Study in Austin, Texas. *Journal of Planning Education and Research*. doi: 10.1177/0739456x15591055
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- Mitchell, J. (2001). Business improvement districts and the management of innovation. *The American Review of Public Administration*, 31(2), 201-217.
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- Neumann, B. C., Boyle, K. J., & Bell, K. P. (2009). Property price effects of a national wildlife refuge: Great Meadows National Wildlife Refuge in Massachusetts. *Land Use Policy*, 26(4), 1011-1019. doi: 10.1016/j.landusepol.2008.12.008
- Noh, Y. (2015). *Residential Housing Markets Before and After Land Use Changes*. Doctor of Philosophy, Texas A&M University.
- Poudyal, N. C., Hodges, D. G., Tonn, B., & Cho, S.-H. (2009). Valuing diversity and spatial pattern of open space plots in urban neighborhoods. *Forest Policy and Economics*, 11(3), 194-201. doi: 10.1016/j.forpol.2009.02.007
- Rosen, S. (1974). Hedonic Prices and Implicit Markets: Product Differentiation in Pure Competition. [Article]. *Journal of Political Economy*, 82(1), 34.
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HOLLY L. WOLCOTT
CITY CLERK

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GREGORY R. ALLISON
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FAX: (213) 978-1130

—
MIRANDA PASTER
DIVISION MANAGER

clerk.lacity.org

September 29, 2015

To Whom It May Concern

In response to the request from Mr. Wei Li, Assistant Professor of Texas A&M, I am submitting this letter to indicate that I am willing to provide information pursuant to the California Public Records Act as available in the Office of the City Clerk, Neighborhood and Business Improvement District Division for the proposal related to Business Improvement Districts and Residential Housing Markets.

By signing below, I acknowledge that I am listed as a collaborator on the proposal titled "Business Improvement Districts and Residential Housing Markets," with Dr. Youngre Noh as the Principal Investigator. Accordingly, as Division Manager of Neighborhood and Business Improvement District Division, City of Los Angeles, I commit to provide or make available the informational resources designated in the proposal.

Signed: 

Organization: Neighborhood and Business Improvement District Division, City of Los Angeles



Miranda Paster <miranda.paster@lacity.org>

Message from 14KONICAC284_CH2ASD_226_2

10 messages

clerk-konica@lacity.org <clerk-konica@lacity.org>

Tue, Sep 29, 2015 at 8:05 AM

Reply-To: clerk-konica@lacity.org

To: miranda.paster@lacity.org

**S14KONICAC215092907050.pdf**

51K

clerk-konica@lacity.org <clerk-konica@lacity.org>

Tue, Sep 29, 2015 at 9:57 AM

Reply-To: clerk-konica@lacity.org

To: miranda.paster@lacity.org

**S14KONICAC215092908570.pdf**

50K

Miranda Paster <miranda.paster@lacity.org>

Tue, Sep 29, 2015 at 9:59 AM

To: Wei Li <wli@tam.u.edu>

Hello.

Please forward the completed proposal to me. Please note the bio below:

I attended Mount St. Mary's College and earned a Bachelor's degree in Business Administration with a minor in International Business. I have a Masters degree in Public Administration from California State University—Dominguez Hills. Currently, I am a Chief Management Analyst with the Office of the City Clerk, Neighborhood and Business Improvement District Division. Since 2005, I have been responsible for coordinating and directing the work of managers and personnel engaged in administering the City of Los Angeles Business Improvement District Program which collects more than \$54 million in assessments for 41 business improvement districts (BIDs). In my career, I have worked with the public, elected officials and their staff, the City Council, and many other civil servants and citizens of Los Angeles. I have received several "Outstanding Employee" awards and an award from the Quality and Productivity Commission for my efforts in the Election Division. I am happy to be called a civil servant. I have met many civil servants that are dedicated and perform great jobs for the City of Los Angeles.

----- Forwarded message -----

From: <clerk-konica@lacity.org>

Date: 2015-09-29 9:57 GMT-07:00


Subject: Message from 14KONICAC284_CH2ASD_226_2

To: miranda.paster@lacity.org

--

Counting my blessings - Sing and be Happy Today!

http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png

 **S14KONICAC215092908570.pdf**
50K

Wei Li <wli@tamu.edu>

Tue, Sep 29, 2015 at 2:37 PM

To: Miranda Paster <miranda.paster@lacity.org>

Dear Miranda:

Thanks very much for your support! I will keep you posted about the proposal!

Cheers,

Wei

--

Wei Li, Ph.D.

Assistant Professor, Department of Landscape Architecture and Urban Planning

Fellow, Center for Health Systems and Design

Fellow, Center for Housing and Urban Development

Texas A&M University

Assistant Research Scientist, Texas A&M Transportation Institute (TTI)

Associate Editor, *Environmental Science and Policy*

PH: 979-845-2608

wli@tamu.edu

~~~~~

*Walk On!*

~~~~~

[Quoted text hidden]

Miranda Paster <miranda.paster@lacity.org>

Tue, Sep 29, 2015 at 3:06 PM

To: Wei Li <wli@tamu.edu>

Thank you. Please don't forget to copy me on the completed proposal. The proposal sent was incomplete.

Thank you.

[Quoted text hidden]

Wei Li <wli@tamu.edu>

Tue, Sep 29, 2015 at 3:19 PM

To: Miranda Paster <miranda.paster@lacity.org>

Miranda:

I will do that when the full proposal is complete. Thanks!

Cheers,

Wei

--

Wei Li, Ph.D.

Assistant Professor, Department of Landscape Architecture and Urban Planning

Fellow, Center for Health Systems and Design

Fellow, Center for Housing and Urban Development

Texas A&M University

Assistant Research Scientist, Texas A&M Transportation Institute (TTI)

Associate Editor, *Environmental Science and Policy*

PH: 979-845-2608

wli@tamu.edu

~~~~~  
Walk On!  
~~~~~

[Quoted text hidden]

Wei Li <wli@tamu.edu>

Wed, Mar 2, 2016 at 12:39 PM

To: Miranda Paster <miranda.paster@lacity.org>

Dear Miranda:

Hope everything has been going well with you!

Our proposal to Lincoln Institute of Land Policy was not successful. But we are moving on!! We are revising it and will submit it to the Haynes Foundation by **March 9th**.

I was wondering if you would be willing to offer a letter of support for us again for this incoming submission? I attach the letter you provided last fall. If so, you would just need to change the date to today's date.

I also attach the current draft proposal for your information. Thanks very much in advance!! Please let me know if you have any question.

Cheers,

Wei


--


Wei Li, Ph.D.
Assistant Professor, Department of Landscape Architecture and Urban Planning
Fellow, Center for Health Systems and Design
Fellow, Center for Housing and Urban Development
Texas A&M University
Assistant Research Scientist, Texas A&M Transportation Institute (TTI)
Associate Editor, *Environmental Science and Policy*
PH: 979-845-2608
wli@tamu.edu

~~~~~  
Walk On!  
~~~~~

[Quoted text hidden]

2 attachments

 **S14KONICAC215092908570.pdf**
50K

 **HaynesPoposal_03022016_yrnoh.docx**
2017K

Wei Li <wli@tamu.edu>

Mon, Mar 7, 2016 at 9:54 AM

To: Miranda Paster <miranda.paster@lacity.org>

Dear Miranda:

I just wanted to say thank you for the phone conversation. I look forward to hearing your decision, and I would completely understand if you have any concerns that prevent you from participating in this project. If that is the case, I would appreciate if you could recommend anyone from the City of LA, if possible, who might be a suitable candidate for our project's Advisory Board.

Thanks very much!

Cheers,

Wei

--

Wei Li, Ph.D.
Assistant Professor, Department of Landscape Architecture and Urban Planning
Fellow, Center for Health Systems and Design
Fellow, Center for Housing and Urban Development
Texas A&M University
Assistant Research Scientist, Texas A&M Transportation Institute (TTI)
Associate Editor, *Environmental Science and Policy*
PH: 979-845-2608
wli@tamu.edu

~~~~~

Walk On!

~~~~~

[Quoted text hidden]

Miranda Paster <miranda.paster@lacity.org>
To: Wei Li <wli@tamu.edu>

Wed, Apr 6, 2016 at 4:08 PM

Hello Wei.

I do have concerns that prevent me from participating in the project. I don't know of anyone else to recommend.

Sorry and thanks.

[Quoted text hidden]

Wei Li <wli@tamu.edu>
To: Miranda Paster <miranda.paster@lacity.org>

Fri, Apr 8, 2016 at 12:14 PM

Thanks for the note Miranda. I understand and respect your decision! Hope everything is going well with you.

Cheers,

Wei

--

Wei Li, Ph.D.
Assistant Professor, Department of Landscape Architecture and Urban Planning
Fellow, Center for Health Systems and Design
Fellow, Center for Housing and Urban Development
Texas A&M University
Assistant Research Scientist, Texas A&M Transportation Institute (TTI)
Associate Editor, *Environmental Science and Policy*
PH: 979-845-2608
wli@tamu.edu

~~~~~

Walk On!

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[Quoted text hidden]



Miranda Paster <miranda.paster@lacity.org>

Article from student at Univ of Michigan

19 messages

Miranda Paster <miranda.paster@lacity.org>

Tue, Sep 15, 2015 at 1:24 PM

To: wli@tamu.edu

Hello Wei Li.

Please note the link below of the article from a student at the Univ of Michigan.

One of the journal articles I had submitted out of my dissertation was just published online. I want to share the link with you.

<http://uar.sagepub.com/content/early/2015/07/27/1078087415596241.abstractW>

--

Counting my blessings - Sing and be Happy Today!

http://clerk.lacity.org/stellent/groups/departments/@clerk_master_contributor/documents/contributor_web_content/lacityp_026712.png

Wei Li <wli@tamu.edu>

Tue, Sep 15, 2015 at 1:40 PM

To: Miranda Paster <miranda.paster@lacity.org>

Cc: Youngre Noh <youngre.noh@gmail.com>, George Rogers <grogers@tamu.edu>

Dear Miranda:

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I cc this message to Dr. Youngre Noh and Dr. George Rogers, who are working together with me on the proposed study.

Thanks again!

Cheers,

Wei

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Associate Editor, *Environmental Science and Policy*

PH: 979-845-2608

wli@tamu.edu

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Walk On!

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Tue, Sep 15, 2015 at 3:52 PM

To: Wei Li <wli@tamu.edu>

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You are welcome. I look forward to seeing your results. Good Luck on your grant efforts.

[Quoted text hidden]

Miranda Paster <miranda.paster@lacity.org>
To: "Hinkson, Rosemary" <rosemary.hinkson@lacity.org>

Tue, Sep 15, 2015 at 4:01 PM

fyi

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*Walk On!*

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Tue, Sep 22, 2015 at 2:26 PM

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Date: Tue, Sep 22, 2015 at 2:25 PM

Subject: Re: Article from student at Univ of Michigan

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LincolnPoposal_091515_draft_ynoh_rGR_rWL.docx

676K

Miranda Paster <miranda.paster@lacity.org>
To: Wei Li <wli@tamu.edu>

Thu, Sep 24, 2015 at 7:30 AM

Good Morning and Thank you Wei.

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Wei Li <wli@tamu.edu>
To: Miranda Paster <miranda.paster@lacity.org>

Thu, Sep 24, 2015 at 3:07 PM

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Thu, Sep 24, 2015 at 4:02 PM

To: "Wolcott, Holly" <holly.wolcott@lacity.org>

Cc: "Hinkson, Rosemary" <rosemary.hinkson@lacity.org>, Greg Allison <greg.allison@lacity.org>

Hello.

Pg 9 of the attached proposal has the description of partnerships. The objective of the proposal is to show impact of BIDs on neighboring residential properties (local housing market value increase). They have chosen Granada Hills and Chatsworth. I am not sure that these BIDs are the best choices. My role will include advice on results interpretation and policy implementation. I feel it would be OK.

Are you OK with this?

Thanks.

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[Quoted text hidden]



LincolnPposal_091515_draft_yrnoh_rGR_rWL.docx
676K

Holly Wolcott <holly.wolcott@lacity.org>

Thu, Sep 24, 2015 at 4:04 PM

To: Miranda Paster <miranda.paster@lacity.org>

I haven't looked at it yet...but general benefits?

[Quoted text hidden]

-



Holly L. WolcottEmail: holly.wolcott@lacity.org
Phone: [213-978-1020](tel:213-978-1020)**City Clerk**City of Los Angeles
200 North Spring Street, Rm. 360
Los Angeles, CA 90012

Miranda Paster <miranda.paster@lacity.org>
To: Holly Wolcott <holly.wolcott@lacity.org>

Thu, Sep 24, 2015 at 4:11 PM

Inasmuch as the Silicon Valley Taxpayers Assn vs County of Santa Clara case indicated that increase in property values does not constitute a special benefit, I think we are O.K. and Prop 218 says that residential zoned parcels do not benefit, which has been interpreted to mean special or general.

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[Quoted text hidden]

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2 attachments**Letter of Support draft_Miranda.docx**
13K**Letter of support Wei Li Texas A M.doc**
271K

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Can I get back to you on Monday?

Thanks.

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Mon, Sep 28, 2015 at 8:21 AM

Dear Miranda:

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~~~~~  
Walk On!  
~~~~~

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Miranda Paster <miranda.paster@lacity.org>

Tue, Sep 29, 2015 at 8:04 AM

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**Holly L. Wolcott****City Clerk**Email: [holly.wolcott@lacity.org](mailto:holly.wolcott@lacity.org)Phone: [213-978-1020](tel:213-978-1020)

City of Los Angeles

200 North Spring Street, Rm. 360

Los Angeles, CA 90012



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